HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Calgary CMA

Date Released: July 2018

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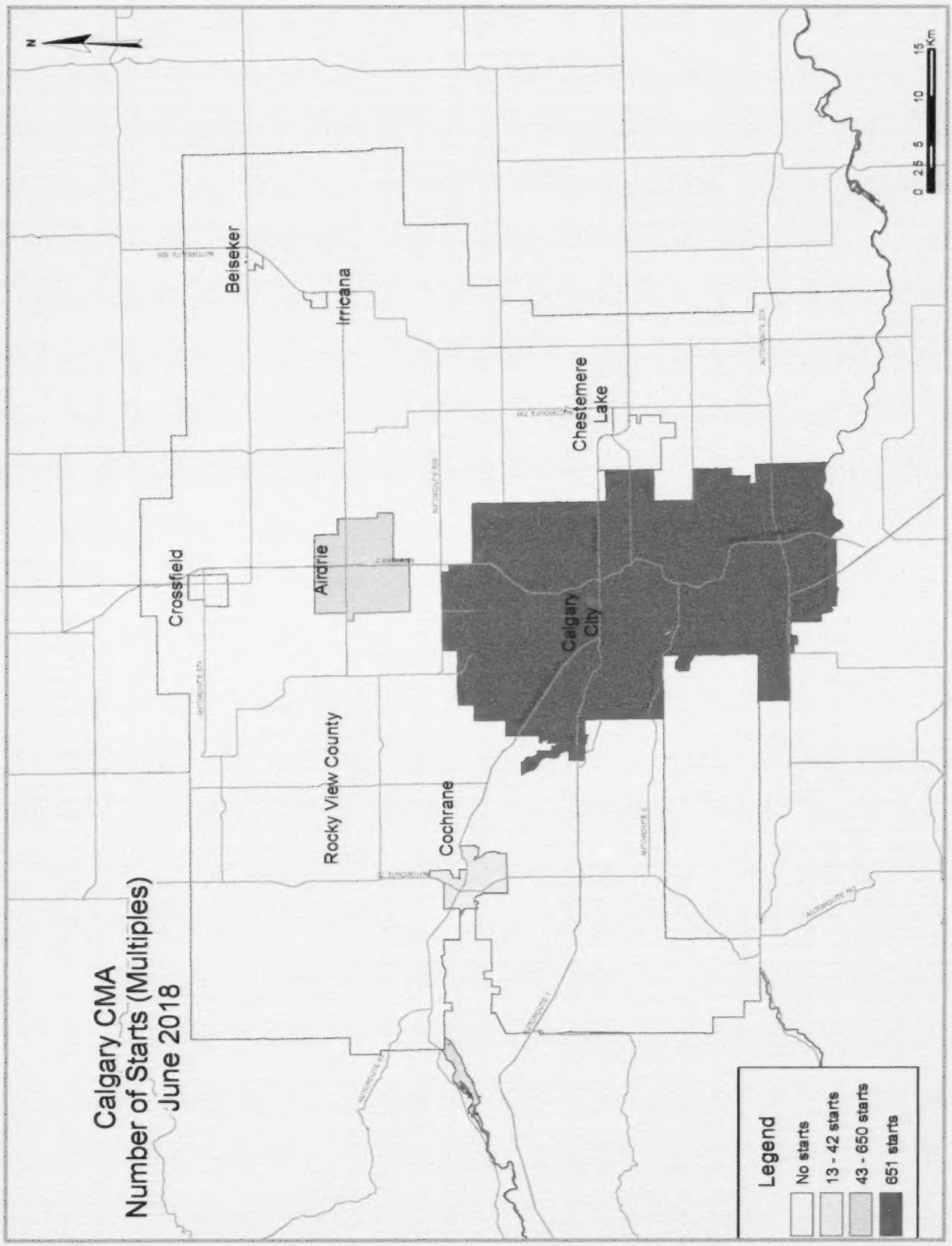
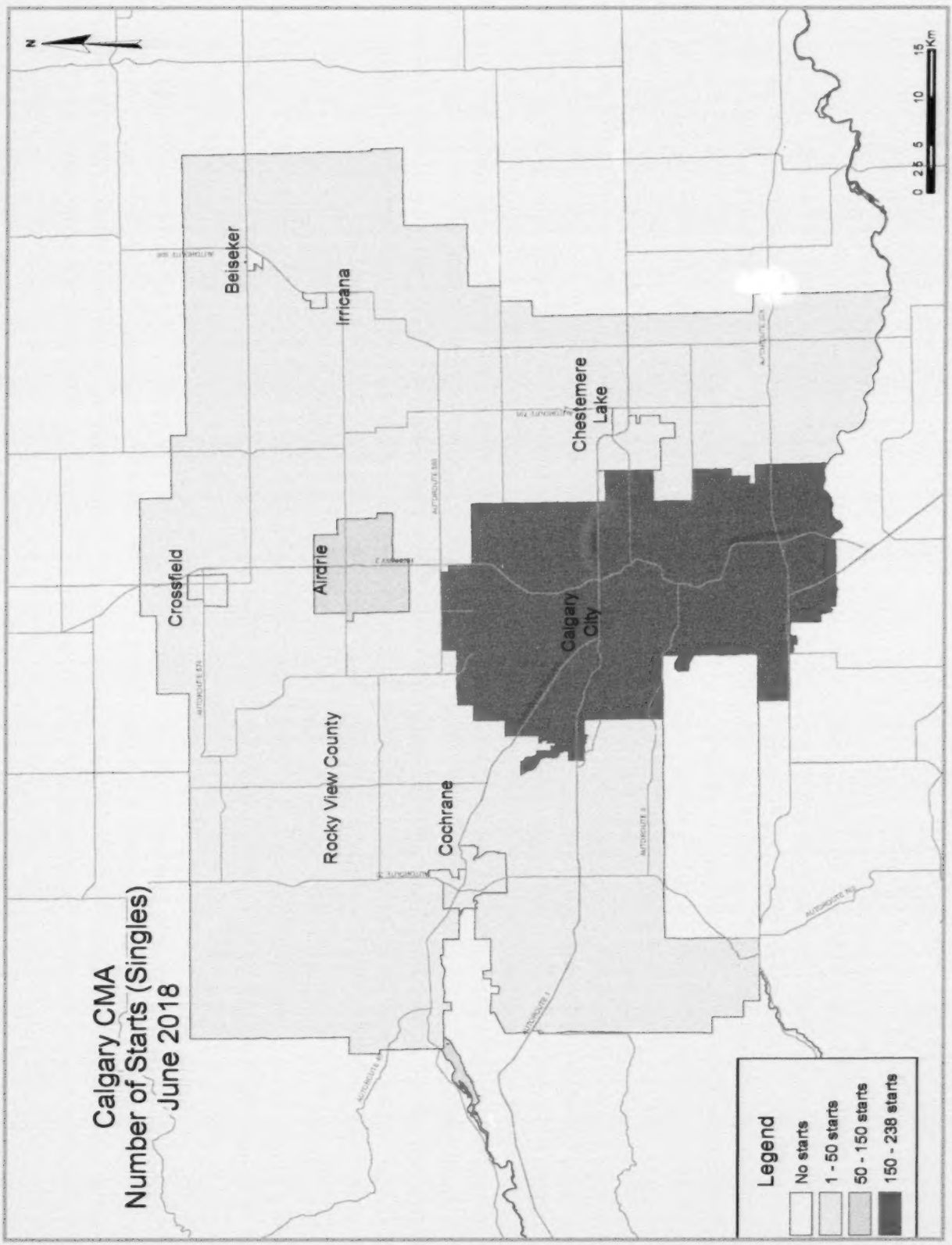
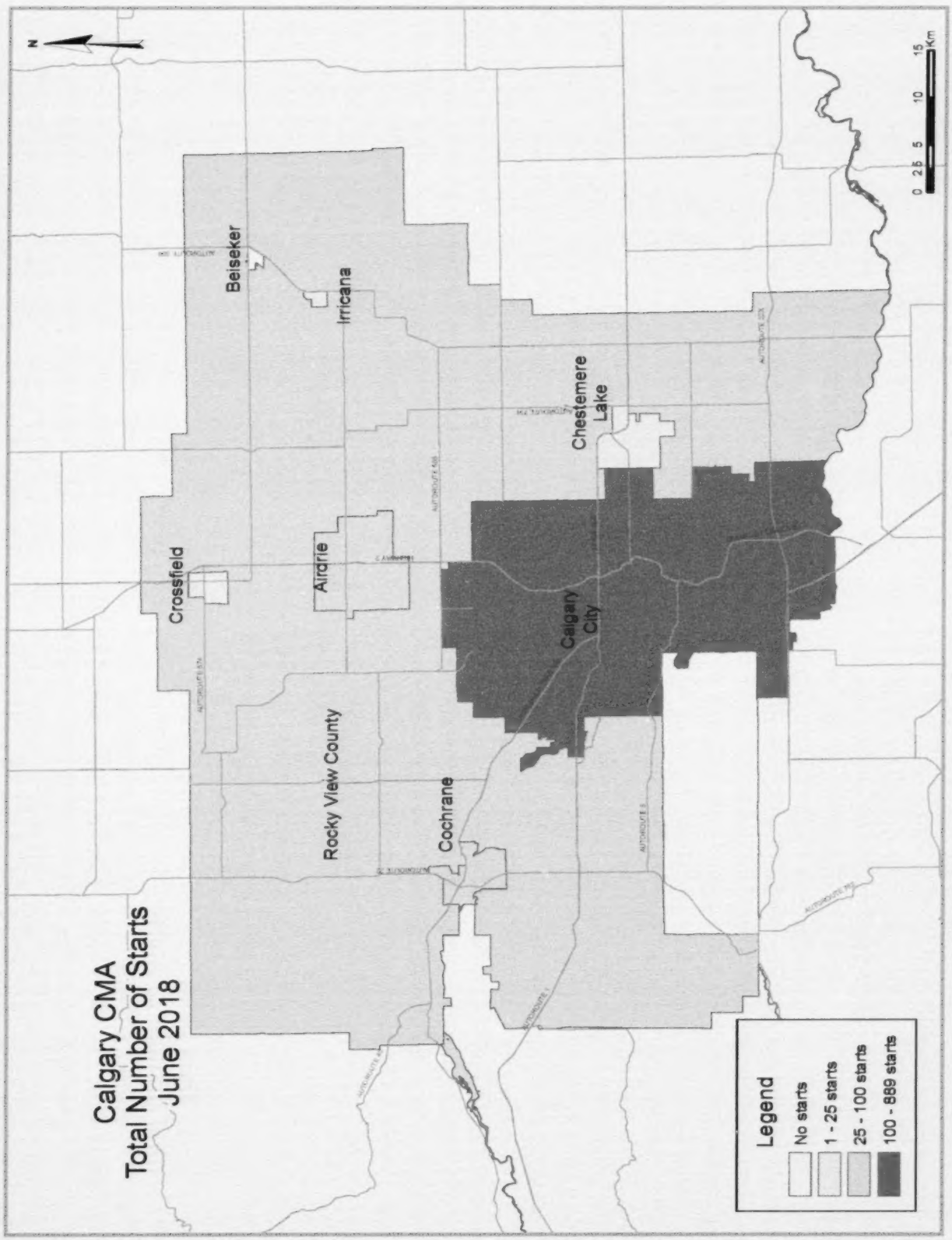
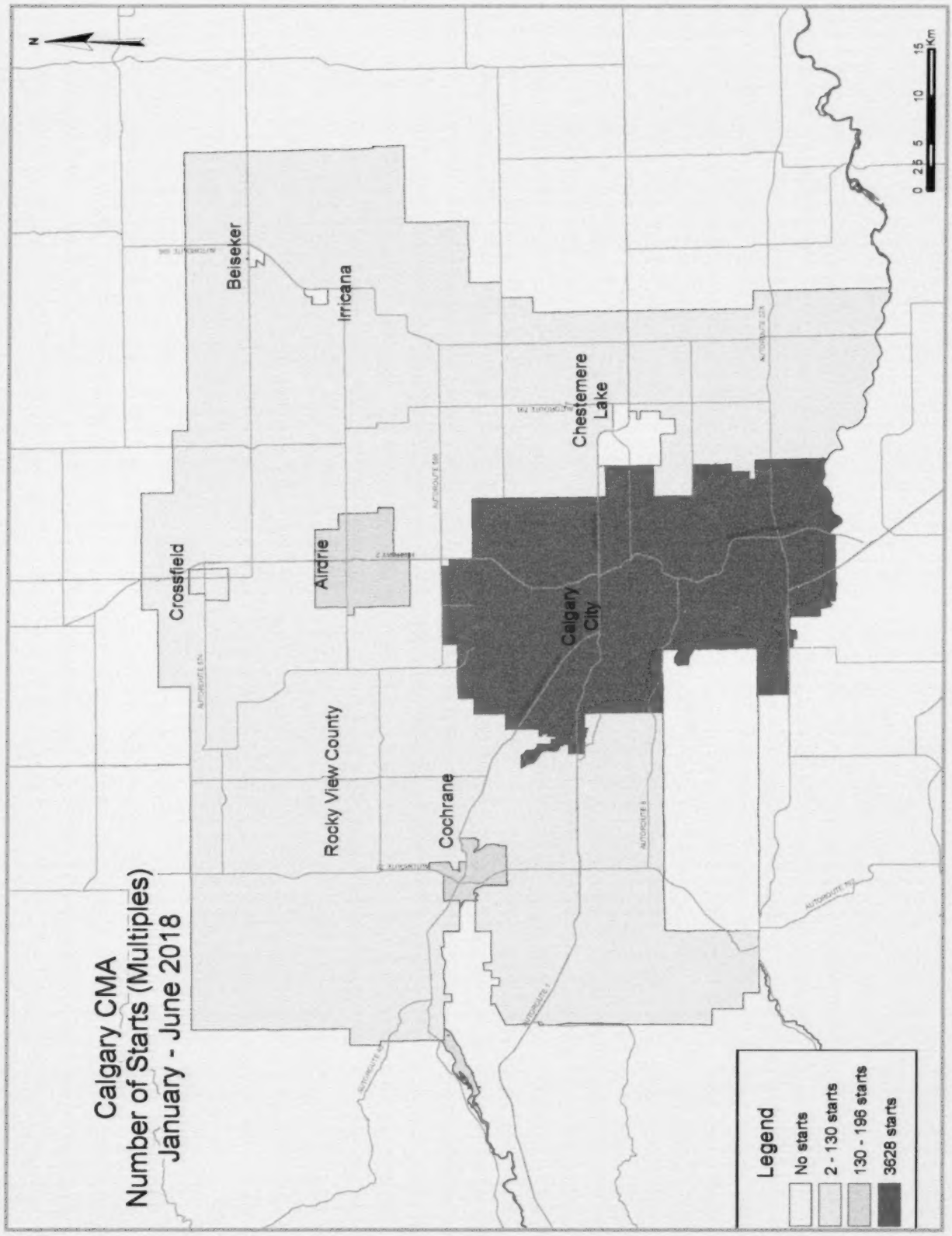
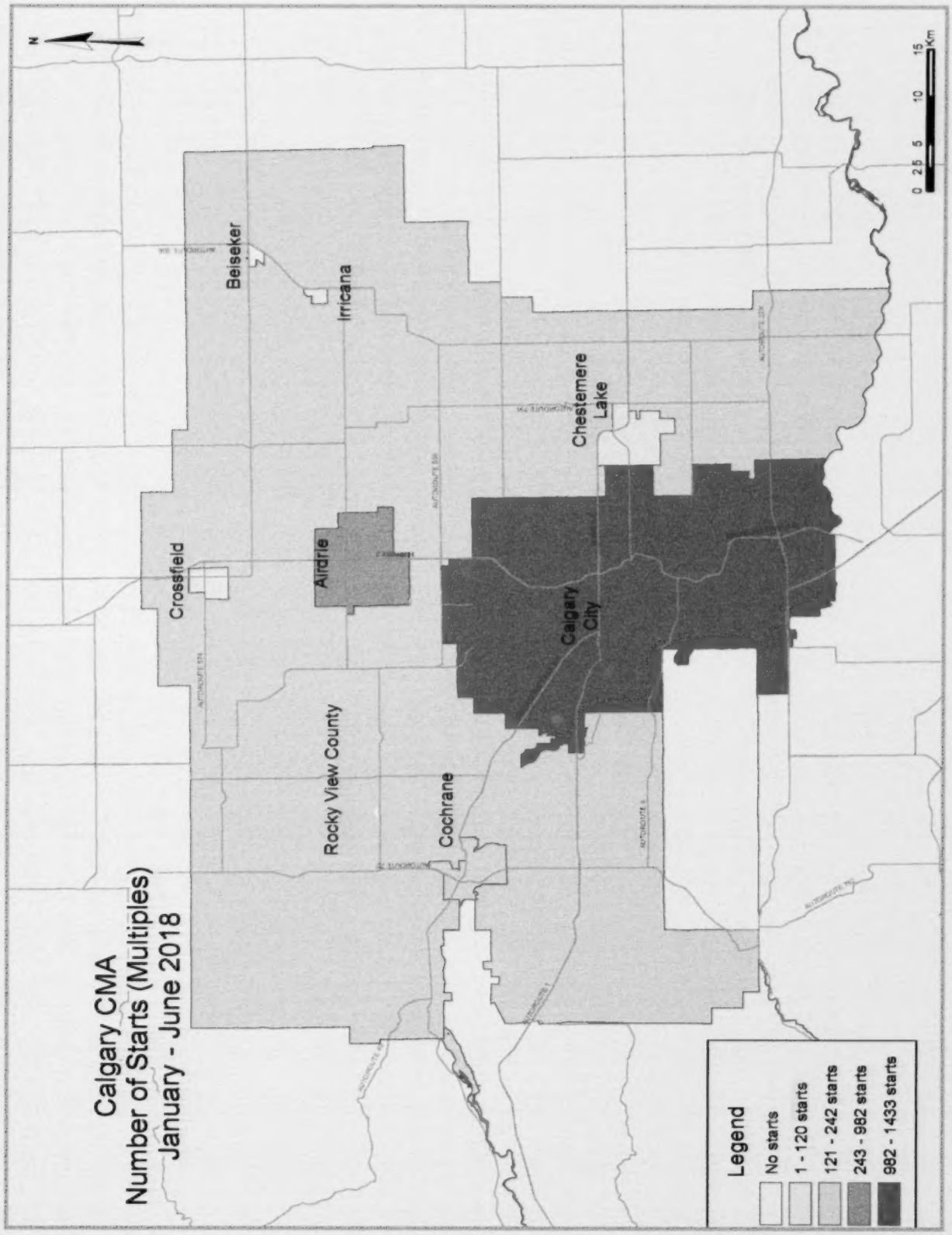
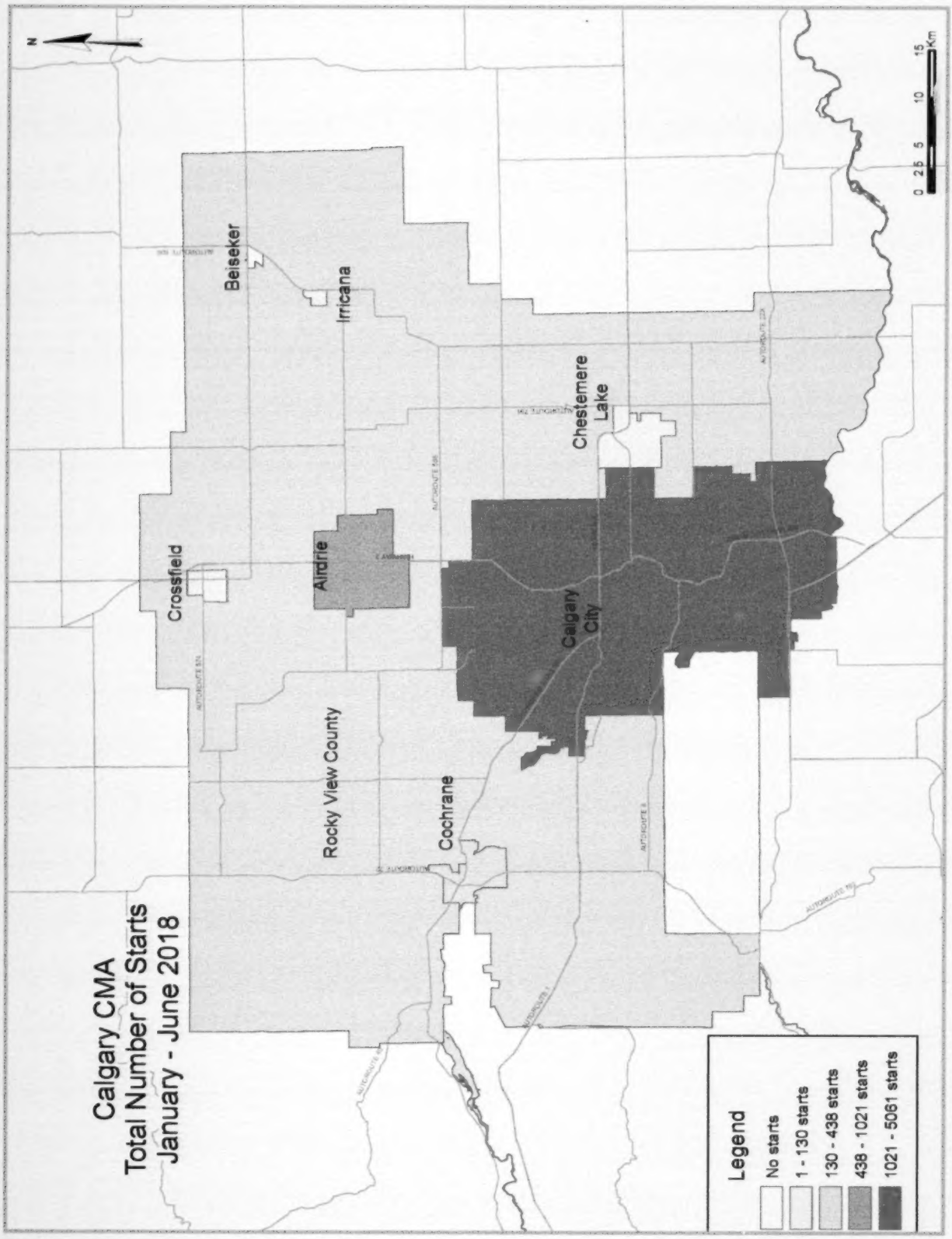

Calgary CMA
Number of Starts (Multiples)
June 2018
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
13 - 42 starts
43 - 650 starts
651 starts
0 2.5 5 10 15 Km
N


Calgary CMA
Number of Starts (Singles)
June 2018
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 50 starts
50 - 150 starts
150 - 238 starts
0 2.5 5 10 15 Km


Calgary CMA
Total Number of Starts
June 2018
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
1 - 25 starts
25 - 100 starts
100 - 889 starts


Calgary CMA
Number of Starts (Multiples)
January - June 2018
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 130 starts
130 - 196 starts
3628 starts
0 2.5 5 10 15 Km
N


Calgary CMA
Number of Starts (Multiples)
January - June 2018
Legend
No starts
1 - 120 starts
121 - 242 starts
243 - 982 starts
982 - 1433 starts
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
N
0 2.5 5 10 15 Km


Calgary CMA
Total Number of Starts
January - June 2018
Legend
No starts
1 - 130 starts
130 - 438 starts
438 - 1021 starts
1021 - 5061 starts
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
N
0 2.5 5 10 15 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2018		
Calgary CMA[1]	May 2018	June 2018
Trend[2]	11,639	12,353
SAAR	19,970	12,563
	June 2017	June 2018
Actual		
June - Single-Detached	445	360
June - Multiples	945	707
June - Total	1,390	1,067
January to June - Single-Detached	2,016	2,012
January to June - Multiples	3,509	3,967
January to June - Total	5,525	5,979

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2018	359	134	57	0	17	494	1	5	1,067
June 2017	445	154	60	0	73	491	18	149	1,390
% Change	-19.3	-13.0	-5.0	n/a	-76.7	0.6	-94.4	-96.6	-23.2
Year-to-date 2018	2,011	590	437	0	241	2,392	1	307	5,979
Year-to-date 2017	2,016	558	427	0	370	1,560	18	576	5,525
% Change	-0.2	5.7	2.3	n/a	-34.9	53.3	-94.4	-46.7	8.2
UNDER CONSTRUCTION									
June 2018	2,440	820	630	0	548	5,137	18	2,118	11,711
June 2017	2,477	710	523	0	606	4,815	43	860	10,034
% Change	-1.5	15.5	20.5	n/a	-9.6	6.7	-58.1	146.3	16.7
COMPLETIONS									
June 2018	341	84	72	0	44	0	0	75	616
June 2017	338	128	54	0	93	81	1	0	695
% Change	0.9	-34.4	33.3	n/a	-52.7	-100.0	-100.0	n/a	-11.4
Year-to-date 2018	2,154	580	484	0	208	738	28	224	4,416
Year-to-date 2017	1,740	502	215	1	424	1,617	16	806	5,321
% Change	23.8	15.5	125.1	-100.0	-50.9	-54.4	75.0	-72.2	-17.0
COMPLETED & NOT ABSORBED									
June 2018	496	225	116	0	101	979	n/a	n/a	1,917
June 2017	439	167	27	0	135	1,149	n/a	n/a	1,917
% Change	13.0	34.7	**	n/a	-25.2	-14.8	n/a	n/a	0.0
ABSORBED									
June 2018	318	66	68	0	44	54	n/a	n/a	550
June 2017	322	106	46	0	91	117	n/a	n/a	682
% Change	-1.2	-37.7	47.8	n/a	-51.6	-53.8	n/a	n/a	-96.6
Year-to-date 2018	2,108	522	408	0	229	964	n/a	n/a	4,231
Year-to-date 2017	1,683	482	189	1	440	1,243	n/a	n/a	4,038
% Change	25.3	8.3	115.9	-100.0	-48.0	-22.4	n/a	n/a	4.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
June 2018	237	110	32	0	10	494	1	5	889
June 2017	347	116	38	0	73	491	12	149	1,226
Airdrie									
June 2018	55	18	25	0	0	0	0	0	98
June 2017	31	28	17	0	0	0	6	0	82
Beiseker									
June 2018	0	0	0	0	0	0	0	0	0
June 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
June 2018	5	0	0	0	0	0	0	0	5
June 2017	27	0	0	0	0	0	0	0	27
Cochrane									
June 2018	25	6	0	0	7	0	0	0	38
June 2017	23	8	5	0	0	0	0	0	36
Crossfield									
June 2018	8	0	0	0	0	0	0	0	8
June 2017	3	0	0	0	0	0	0	0	3
Irricana									
June 2018	1	0	0	0	0	0	0	0	1
June 2017	1	0	0	0	0	0	0	0	1
Rocky View County									
June 2018	28	0	0	0	0	0	0	0	28
June 2017	13	2	0	0	0	0	0	0	15
First Nations									
June 2018	0	0	0	0	0	0	0	0	0
June 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
June 2018	359	134	57	0	17	494	1	5	1,067
June 2017	445	154	60	0	73	491	18	149	1,390

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
June 2018	1,682	642	467	0	373	5,075	13	2,116	10,368
June 2017	1,800	556	433	0	379	4,768	28	773	8,737
Airdrie									
June 2018	295	68	138	0	63	51	0	0	615
June 2017	257	82	52	0	105	20	15	0	531
Beiseker									
June 2018	0	0	0	0	0	0	0	0	0
June 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
June 2018	61	0	0	0	0	0	0	0	61
June 2017	68	10	0	0	0	0	0	0	78
Cochrane									
June 2018	149	92	25	0	112	11	5	0	394
June 2017	150	54	38	0	122	27	0	87	478
Crossfield									
June 2018	42	2	0	0	0	0	0	0	44
June 2017	41	0	0	0	0	0	0	0	41
Irricana									
June 2018	3	0	0	0	0	0	0	0	3
June 2017	1	0	0	0	0	0	0	0	1
Rocky View County									
June 2018	208	16	0	0	0	0	0	2	226
June 2017	160	8	0	0	0	0	0	0	168
First Nations									
June 2018	0	0	0	0	0	0	0	0	0
June 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
June 2018	2,440	820	630	0	548	5,137	18	2,118	11,711
June 2017	2,477	710	523	0	606	4,815	43	860	10,034

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
June 2018	250	70	26	0	22	0	0	74	442
June 2017	242	94	30	0	58	37	1	0	462
Airdrie									
June 2018	33	8	28	0	13	0	0	0	82
June 2017	38	12	24	0	6	44	0	0	124
Beiseker									
June 2018	0	0	0	0	0	0	0	0	0
June 2017	0	0	0	0	0	0	0	0	0
Chestermere Lake									
June 2018	9	0	0	0	0	0	0	0	9
June 2017	13	4	0	0	29	0	0	0	46
Cochrane									
June 2018	25	6	18	0	9	0	0	1	59
June 2017	17	14	0	0	0	0	0	0	31
Crossfield									
June 2018	3	0	0	0	0	0	0	0	3
June 2017	6	0	0	0	0	0	0	0	6
Irricana									
June 2018	0	0	0	0	0	0	0	0	0
June 2017	0	2	0	0	0	0	0	0	2
Rocky View County									
June 2018	21	0	0	0	0	0	0	0	21
June 2017	22	2	0	0	0	0	0	0	24
First Nations									
June 2018	0	0	0	0	0	0	0	0	0
June 2017	0	0	0	0	0	0	0	0	0
Calgary CMA									
June 2018	341	84	72	0	44	0	0	75	616
June 2017	338	128	54	0	93	81	1	0	695

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
June 2018	372	193	85	0	82	953	n/a	n/a	1,685
June 2017	294	119	1	0	108	1,131	n/a	n/a	1,653
Airdrie									
June 2018	44	13	13	0	5	5	n/a	n/a	80
June 2017	54	26	15	0	14	14	n/a	n/a	123
Beiseker									
June 2018	0	0	0	0	0	0	n/a	n/a	0
June 2017	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
June 2018	8	3	0	0	0	0	n/a	n/a	11
June 2017	14	5	0	0	0	0	n/a	n/a	19
Cochrane									
June 2018	41	12	18	0	14	21	n/a	n/a	106
June 2017	33	12	11	0	13	4	n/a	n/a	73
Crossfield									
June 2018	9	0	0	0	0	0	n/a	n/a	9
June 2017	12	0	0	0	0	0	n/a	n/a	12
Irricana									
June 2018	0	2	0	0	0	0	n/a	n/a	2
June 2017	0	2	0	0	0	0	n/a	n/a	2
Rocky View County									
June 2018	22	2	0	0	0	0	n/a	n/a	24
June 2017	32	3	0	0	0	0	n/a	n/a	35
First Nations									
June 2018	0	0	0	0	0	0	n/a	n/a	0
June 2017	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
June 2018	496	225	116	0	101	979	n/a	n/a	1,917
June 2017	439	167	27	0	135	1,149	n/a	n/a	1,917

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
June 2018	229	55	27	0	26	49	n/a	n/a	386
June 2017	250	85	14	0	51	75	n/a	n/a	475
Airdrie									
June 2018	36	9	25	0	10	5	n/a	n/a	85
June 2017	24	7	31	0	4	42	n/a	n/a	108
Beiseker									
June 2018	0	0	0	0	0	0	n/a	n/a	0
June 2017	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
June 2018	10	0	0	0	0	0	n/a	n/a	10
June 2017	10	0	0	0	36	0	n/a	n/a	46
Cochrane									
June 2018	20	2	16	0	8	0	n/a	n/a	46
June 2017	15	13	1	0	0	0	n/a	n/a	29
Crossfield									
June 2018	3	0	0	0	0	0	n/a	n/a	3
June 2017	2	0	0	0	0	0	n/a	n/a	2
Irricana									
June 2018	0	0	0	0	0	0	n/a	n/a	0
June 2017	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
June 2018	20	0	0	0	0	0	n/a	n/a	20
June 2017	21	1	0	0	0	0	n/a	n/a	22
First Nations									
June 2018	0	0	0	0	0	0	n/a	n/a	0
June 2017	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
June 2018	318	66	68	0	44	54	n/a	n/a	550
June 2017	322	106	46	0	91	117	n/a	n/a	682

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	4,423	1,306	852	0	678	3,282	49	944	11,534
% Change	26.8	38.6	138.0	n/a	-9.7	-7.4	**	**	24.8
2016	3,489	942	358	0	751	3,543	8	154	9,245
% Change	-15.6	-9.1	-0.8	-100.0	-56.9	-21.4	-52.9	-87.5	-29.1
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	% Change
Calgary City	238	347	112	116	40	123	499	640	889	1,226	-27.5
Airdrie	55	31	18	28	25	23	0	0	98	82	19.5
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	5	27	0	0	0	0	0	0	5	27	-81.5
Cochrane	25	23	6	8	7	5	0	0	38	36	5.6
Crossfield	8	3	0	0	0	0	0	0	8	3	166.7
Irricana	1	1	0	0	0	0	0	0	1	1	0.0
Rocky View County	28	13	0	2	0	0	0	0	28	15	86.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	360	445	136	154	72	151	499	640	1,067	1,390	-23.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Calgary City	1,433	1,484	448	420	495	641	2,685	2,033	5,061	4,578	10.6
Airdrie	243	231	70	82	126	95	0	0	439	408	7.6
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	45	61	0	10	0	0	0	0	45	71	-36.6
Cochrane	135	122	74	54	45	69	12	103	266	348	-23.6
Crossfield	34	43	2	0	0	0	0	0	36	43	-16.3
Irricana	1	1	0	0	0	0	0	0	1	1	0.0
Rocky View County	121	74	8	2	0	0	2	0	131	76	72.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	2,012	2,016	602	568	666	805	2,699	2,136	5,979	5,525	8.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market June 2018								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Calgary City	40	111	0	12	494	491	5	149
Airdrie	25	17	0	6	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	7	5	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	72	133	0	18	494	491	5	149

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 2018								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	495	629	0	12	2,381	1,544	304	489
Airdrie	126	89	0	6	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	45	69	0	0	11	16	1	87
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	2	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	666	787	0	18	2,392	1,560	307	576

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Calgary City	379	501	504	564	6	161	889	1,226
Airdrie	98	76	0	0	0	6	98	82
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	5	27	0	0	0	0	5	27
Cochrane	31	36	7	0	0	0	38	36
Crossfield	8	3	0	0	0	0	8	3
Irricana	1	1	0	0	0	0	1	1
Rocky View County	28	15	0	0	0	0	28	15
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	550	659	511	564	6	167	1,067	1,390

Table 2.5: Starts by Submarket and by Intended Market
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	2,180	2,253	2,576	1,824	305	501	5,061	4,578
Airdrie	433	356	6	46	0	6	439	408
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	45	71	0	0	0	0	45	71
Cochrane	214	201	51	60	1	87	266	348
Crossfield	36	43	0	0	0	0	36	43
Irricana	1	1	0	0	0	0	1	1
Rocky View County	129	76	0	0	2	0	131	76
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	3,038	3,001	2,633	1,930	308	594	5,979	5,525

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	% Change
Calgary City	250	243	70	94	48	88	74	37	442	462	-4.3
Airdrie	33	38	8	12	41	30	0	44	82	124	-33.9
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	9	13	0	4	0	29	0	0	9	46	-80.4
Cochrane	25	17	6	14	27	0	1	0	59	31	90.3
Crossfield	3	6	0	0	0	0	0	0	3	6	-50.0
Irricana	0	0	0	2	0	0	0	0	0	2	-100.0
Rocky View County	21	22	0	2	0	0	0	0	21	24	-12.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	341	339	84	128	116	147	75	81	616	695	-11.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Calgary City	1,612	1,221	464	364	499	365	934	2,367	3,509	4,317	-18.7
Airdrie	242	243	48	76	122	162	0	56	412	537	-23.3
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	44	46	0	4	0	60	0	0	44	110	-60.0
Cochrane	123	96	62	52	89	50	28	5	302	203	48.8
Crossfield	22	29	6	6	0	0	0	0	28	35	-20.0
Irricana	0	0	0	2	0	0	0	0	0	2	-100.0
Rocky View County	111	107	10	10	0	0	0	0	121	117	3.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	2,154	1,742	590	514	710	637	962	2,428	4,416	5,321	-17.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Calgary City	48	88	0	0	0	37	74	0
Airdrie	41	30	0	0	0	44	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	29	0	0	0	0	0	0
Cochrane	27	0	0	0	0	0	1	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	116	147	0	0	0	81	75	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	499	361	0	4	711	1,561	223	806
Airdrie	94	153	28	9	0	56	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	60	0	0	0	0	0	0
Cochrane	89	50	0	0	27	5	1	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	682	624	28	13	738	1,622	224	806

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Calgary City	346	366	22	95	74	1	442	462
Airdrie	69	74	13	50	0	0	82	124
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	9	17	0	29	0	0	9	46
Cochrane	49	31	9	0	1	0	59	31
Crossfield	3	6	0	0	0	0	3	6
Irricana	0	2	0	0	0	0	0	2
Rocky View County	21	24	0	0	0	0	21	24
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	497	520	44	174	75	1	616	695

Table 3.5: Completions by Submarket and by Intended Market January - June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Calgary City	2,427	1,650	859	1,854	223	813	3,509	4,317
Airdrie	371	418	13	110	28	9	412	537
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	44	50	0	60	0	0	44	110
Cochrane	227	185	74	18	1	0	302	203
Crossfield	28	35	0	0	0	0	28	35
Irricana	0	2	0	0	0	0	0	2
Rocky View County	121	117	0	0	0	0	121	117
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	3,218	2,457	946	2,042	252	822	4,416	5,321

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $550,000		$550,000 - $649,999		$650,000 - $749,999		$750,000 - $849,999		$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
June 2018	86	38.1	53	23.5	24	10.6	23	10.2	40	17.7	226	585,000	707,203
June 2017	104	41.9	49	19.8	22	8.9	18	7.3	55	22.2	248	585,000	702,256
Year-to-date 2018	607	38.9	425	27.3	171	11.0	91	5.8	265	17.0	1,559	580,000	680,314
Year-to-date 2017	457	38.0	316	26.2	147	12.2	50	4.2	234	19.4	1,204	590,000	711,083
Airdrie													
June 2018	28	77.8	8	22.2	0	0.0	0	0.0	0	0.0	36	492,500	503,661
June 2017	17	70.8	3	12.5	2	8.3	0	0.0	2	8.3	24	505,000	553,803
Year-to-date 2018	193	81.8	35	14.8	5	2.1	0	0.0	3	1.3	236	482,500	494,212
Year-to-date 2017	175	79.5	28	12.7	10	4.5	1	0.5	6	2.7	220	480,000	504,640
Beiseker													
June 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Chestermere Lake													
June 2018	1	10.0	4	40.0	4	40.0	1	10.0	0	0.0	10	-	-
June 2017	0	0.0	3	30.0	4	40.0	1	10.0	2	20.0	10	-	-
Year-to-date 2018	1	2.2	12	26.1	18	39.1	10	21.7	5	10.9	46	-	790,404
Year-to-date 2017	4	9.1	15	34.1	12	27.3	5	11.4	8	18.2	44	-	744,194
Cochrane													
June 2018	13	65.0	6	30.0	1	5.0	0	0.0	0	0.0	20	470,000	495,858
June 2017	11	73.3	2	13.3	2	13.3	0	0.0	0	0.0	15	465,000	479,607
Year-to-date 2018	85	73.9	20	17.4	10	8.7	0	0.0	0	0.0	115	475,000	494,650
Year-to-date 2017	70	78.7	10	11.2	4	4.5	3	3.4	2	2.2	89	450,000	477,488
Crossfield													
June 2018	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
June 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	31	100.0	0	0.0	0	0.0	0	0.0	0	0.0	31	-	364,363
Year-to-date 2017	27	100.0	0	0.0	0	0.0	0	0.0	0	0.0	27	-	409,477
Irricana													
June 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
June 2018	2	12.5	2	12.5	0	0.0	2	12.5	10	62.5	16	895,000	940,493
June 2017	3	15.8	1	5.3	3	15.8	5	26.3	7	36.8	19	840,000	831,477
Year-to-date 2018	9	9.7	10	10.8	8	8.6	9	9.7	57	61.3	93	912,500	1,045,585
Year-to-date 2017	19	22.1	6	7.0	7	8.1	14	16.3	40	46.5	86	850,000	986,925
First Nations													
June 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
June 2018	133	42.8	73	23.5	29	9.3	26	8.4	50	16.1	311	575,000	676,384
June 2017	137	43.1	58	18.2	33	10.4	24	7.5	66	20.8	318	580,000	687,418
Year-to-date 2018	926	44.5	502	24.1	212	10.2	110	5.3	330	15.9	2,080	570,000	663,077
Year-to-date 2017	752	45.0	375	22.5	180	10.8	73	4.4	290	17.4	1,670	570,000	681,156

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2018						
Submarket	**June 2018**	**June 2017**	**% Change**	**YTD 2018**	**YTD 2017**	**% Change**
Calgary City	707,203	702,256	0.7	680,314	711,083	-4.3
Airdrie	503,661	553,803	-9.1	494,212	504,640	-2.1
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	-	-	n/a	790,404	744,194	6.2
Cochrane	495,858	479,607	3.4	494,650	477,488	3.6
Crossfield	-	-	n/a	364,363	409,477	-11.0
Irricana	-	-	n/a	-	-	n/a
Rocky View County	940,493	831,477	13.1	1,045,585	986,925	5.9
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	676,384	687,418	-1.6	663,077	681,156	-2.7

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Calgary

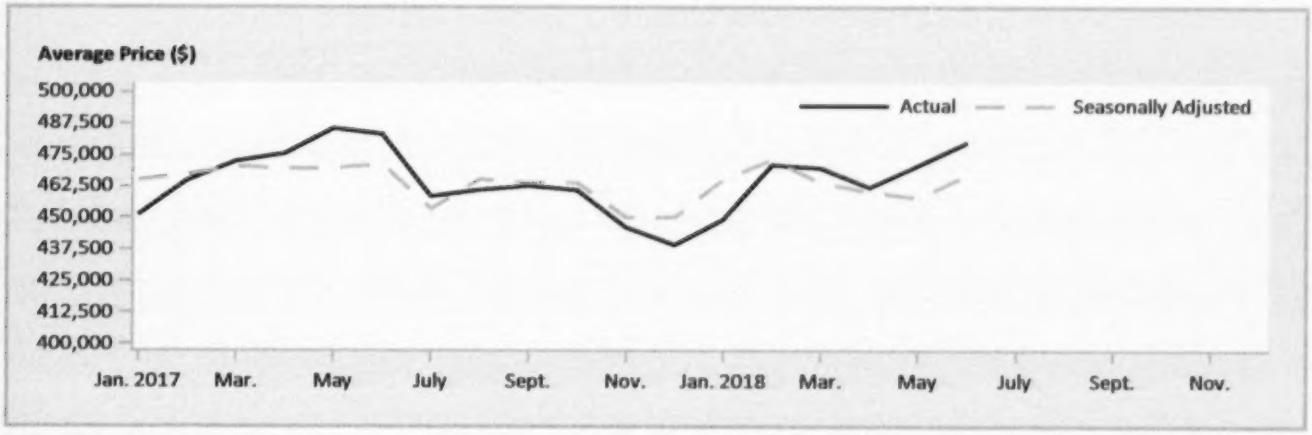


Figure 5.2: MLS® Residential Sales for Calgary

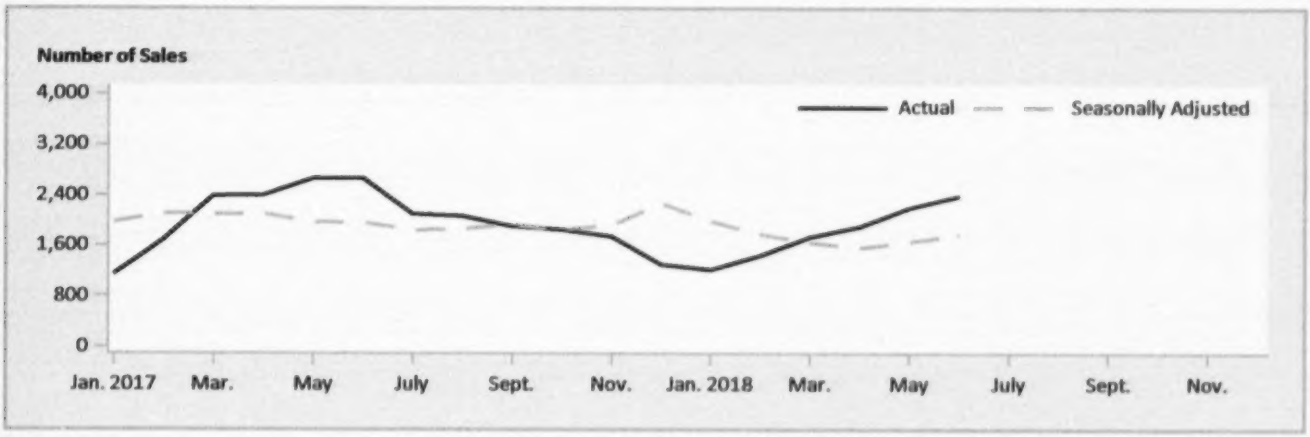
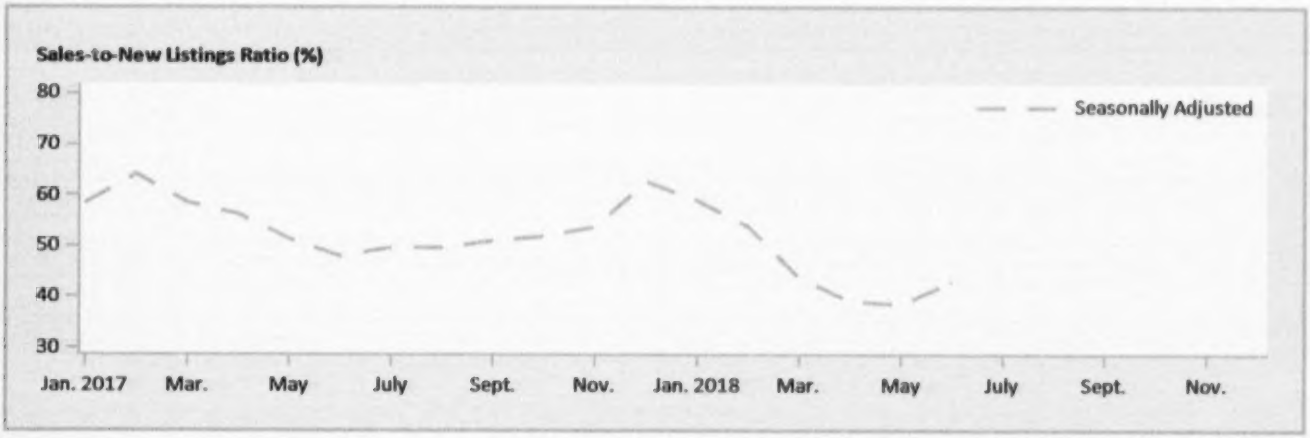


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Calgary



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
June 2018

		Interest Rates			NHPI, Total, Calgary CMA 2016.12 =100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	99.9	137.4	819	9.9	75.1	1,134
	February	561	3.14	4.64	99.7	137.2	820	9.4	74.6	1,146
	March	561	3.14	4.64	99.7	137.3	820	9.2	74.4	1,148
	April	561	3.14	4.64	99.9	137.9	822	9.2	74.5	1,162
	May	561	3.14	4.64	99.5	137.8	827	9.3	74.8	1,155
	June	561	3.14	4.64	99.5	137.5	833	8.9	75.0	1,142
	July	573	3.14	4.84	100.3	137.7	837	8.5	74.9	1,135
	August	573	3.14	4.84	100.4	138.0	837	8.4	74.7	1,129
	September	575	3.09	4.89	100.3	137.6	833	8.4	74.2	1,135
	October	581	3.24	4.99	100.4	138.2	830	8.1	73.7	1,142
	November	581	3.24	4.99	100.5	138.9	829	7.7	73.1	1,148
	December	581	3.24	4.99	100.3	138.0	834	7.5	73.3	1,159
2018	January	590	3.34	5.14	100.3	139.3	841	7.6	74.0	1,156
	February	590	3.34	5.14	100.0	140.2	845	7.9	74.4	1,165
	March	590	3.34	5.14	99.6	140.4	843	8.2	74.4	1,164
	April	590	3.34	5.14	99.6	141.2	842	8.0	74.0	1,167
	May	601	3.49	5.34	99.5	141.4	841	7.7	73.6	1,173
	June	601	3.49	5.34		141.1	837	7.7	73.0	1,175
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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